

FEE \$	10.00
TCP \$	0
SIF \$	292.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 676 Tranquil Tr SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2687~~ 2687 + 500 lot  
 TAX SCHEDULE NO. 2947-152-48-002 (parent parcel) SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2687~~ 2687 + 500 lot  
 FILING 9 BLK 1 LOT 12 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Bill Piper NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 487 High Gornet Ln USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 970 874-4857 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Kinetic Builders TYPE OF HOME PROPOSED:  
 (2) ADDRESS 713 Lookwood Ct  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970 255-8682 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RP Maximum coverage of lot by structures 35%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' / 10' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 1402 TRAFFIC 78 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

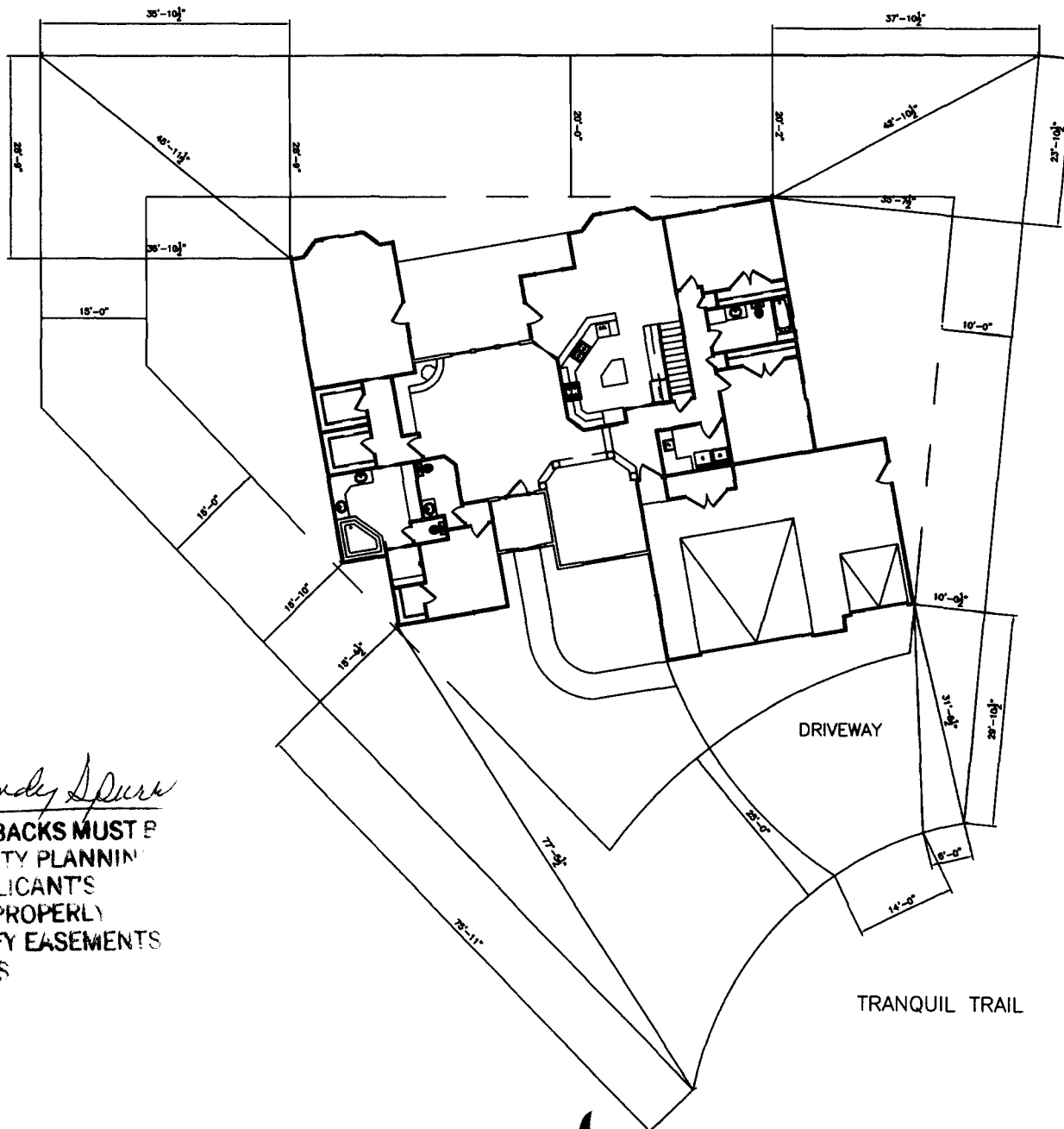
Applicant Signature [Signature] Date 8/12/02  
 Department Approval [Signature] Date 8/19/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1519</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/19/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS  
AND PRIOR TO CONSTRUCTION.  
THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
THIS HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
FOR MORE DETAILED SETBACK DATA.

INDEPENDENCE RANCH  
FILING 9  
BLOCK 1 - LOT 12



**ACCEPTED** *Wendy Spurr*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

*DRIVE OK  
LH 8/15/02*

TRANQUIL TRAIL